

INVESTMENT OBJECTIVE

Mortgage Company of Canada is a mortgage investment corporation whose objective is to provide investors with an attractive risk-adjusted return by investing in mortgages secured by single family homes in the Greater Toronto Area. Our experienced management team employs an independent Board approved credit policy, follows rigorous underwriting analysis and leverages its third-party mortgage brokerage relationships as well as its affiliated mortgage brokerage for mortgage originations. Mortgage Company of Canada's Board of Directors ("Board of Directors") comprises a majority of independent members who provide a framework around best practices.



April 2017

9.5%¹

2017 TTM Yield with DRIP²

69.3%

Average Loan-to-Value

478

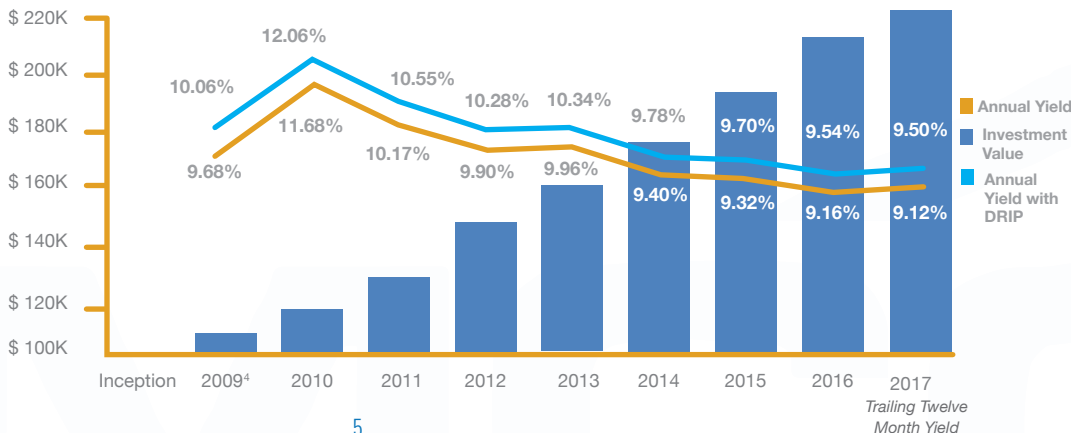
Mortgages Outstanding

\$289M

Total Deals Funded since inception

HISTORICAL RETURNS³

A \$100,000 investment in 2009 would be worth \$223,137 today



QUICK FACTS

Total Mortgage Portfolio	\$92.9M
Year-Over-Year Increase	90%
Average Mortgage Value	\$190K
Average Term to Maturity	6.7 Months
Average Appraisal Value	\$748K

Portfolio Composition:

Residential	99.9%
Commercial	0.1%

Investors:

Participating in DRIP	188
Total number of investors	307
Management and Board	\$6.5M
Investment in common shares	

TOTAL DEALS FUNDED IN APRIL: \$8.8M

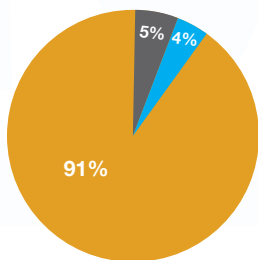
MORE INFORMATION

To learn more about Mortgage Company of Canada, please email or call:

Raj Babber

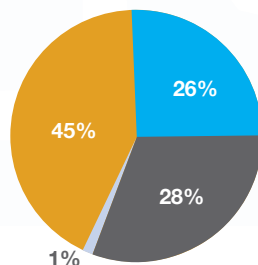
✉ raj.babber@mcoci.com
☎ 905-886-5352 ext. 222

PORTFOLIO SUMMARY⁵



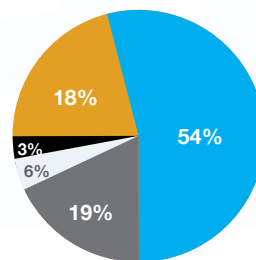
MORTGAGES BY LOCATION

- GTA
- Other
- Golden Horseshoe



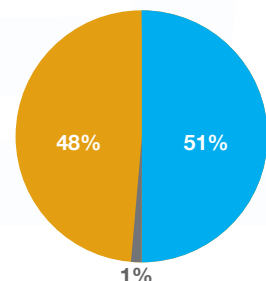
REMAINING TERM TO MATURITY

- ≤ 6 months
- ≤ 9 months
- ≤ 12 months
- >12 months



LOAN TO VALUE

- > 75.1%
- 65.1 - 75%
- 55.1 - 65%
- 45.1 - 55%
- < 45%



SECURITY POSITION

- 1st Mortgage
- 2nd Mortgage
- 3rd Mortgage

1) Monthly distributions are targeted at 9%. Bonuses reflecting yields generated in excess of 9% are paid out quarterly as per the Mortgage Company of Canada Offering Memorandum.

2) DRIP - Dividend Re-Investment Plan

3) Reflects yields earned by the predecessor company prior to the incorporation of the Mortgage Company of Canada on August 8, 2013 and those earned by Mortgage Company of Canada thereafter.

4) Actual return for the 10 months ended December 31, 2009.

5) Weighted by book value of loan.

CEO's COMMENTARY

The GTA housing market has been extremely strong so far in 2017.

We believe the housing market reflects growing prosperity in Toronto, where the economy is booming and the population is steadily rising. The Ontario unemployment rate was just 6.4% in March, below the national average and lower than it was a year ago. The rate has remained below 7% since January 2015 despite high levels of immigration, as new jobs continue to be created. Toronto is truly coming into its own as an economic powerhouse.

Meanwhile, other supply-demand fundamentals underpinning the housing market remain compelling. Millennials aged 15 to 34 now make up nearly 30% of the GTA population, ensuring that there is a long line of first-time homebuyers entering the market in the years ahead. A shortage of new listings is a significant hurdle for buyers, and there is little unsold inventory under development. Bond yields remain low, encouraging investment in housing. Put together, these factors have created ideal conditions for the housing market.

We continue to be very comfortable with our conservative portfolio. Our focus on conventional mortgages with modest loan sizes and reasonable loan-to-value ratios positions us well in a dynamic market.

MAJORITY INDEPENDENT BOARD OF DIRECTORS

Mortgage Company of Canada is committed to best practices and the preservation of shareholder capital. Accordingly, we have appointed four well respected business and finance professionals with public company experience as independent members and strategic advisor to our Board of Directors.

JAMES GARCELON

- Over 20 years of experience in the financial sector
- Portfolio Manager at Shaunessy Investment Counsel Inc.
- Former Co-Founder and Principal of Grove Capital Group

TAMMY OLDENBURG

- Over 19 years of experience within the finance and real estate sectors
- Chief Financial Officer at Credit Suisse Canada
- Former Vice President and Chief Financial Officer of MCAN Mortgage Corporation

RICHARD SENECHAL

- Former President and Chief Executive Officer of DUCA Financial Services Credit Union
- DUCA Director for over 30 years, served as Board Chair, Vice Chair, Chair Executive Committee, Chair Investment Committee, Chair Budget Committee and member of the Audit Committee.

STRATEGIC ADVISOR

DANIEL DRIMMER

- Over 20 years of experience in the multi-family residential and commercial real estate sectors in Canada and the United States
- President and Chief Executive Officer of Starlight Investments Ltd., Chairman of the Board, President and Chief Executive Officer of True North Commercial Real Estate Investment Trust and Chief Executive Officer of Starlight U.S. Multi-Family Core Funds.

INVESTMENT TERMS

Target Yield

- Annual yield of 9% (paid since inception) plus discretionary quarterly bonus
- Distributions paid monthly

Minimum Investment

- \$25,000

Dividend Reinvestment Plan

- DRIP available

Deferred Income Plans

- Eligible for RRSP, RRIF, TFSA, RESP and deferred profit sharing plans

Redemptions

- Locked in for 1 year, 30 day notice, up to 60 days for redemption thereafter¹

Management Fees

- 0.5% annual base fee
- Performance fee above minimum threshold return of 9.5%

Auditor

Ernst & Young LLP

Legal Counsel

Stikeman Elliott LLP
Gowling WLG

FundSERV Code

MCO100

MANAGEMENT TEAM

Our management team has demonstrated an excellent track record over a combined 45 years of lending experience. Management and the Board of Directors have over \$6 million invested in Mortgage Company of Canada on the same terms as our investors, insuring that our interests are aligned.

RAJ BABBER

Founder, CEO and President

GREG GOUTIS

Chief Financial Officer

SANJAY KAITH

Chief Operating Officer

¹) Refer to Offering Memorandum for additional terms.